

## Natural Environment Referral Response - Biodiversity

|                                        |                                                          |
|----------------------------------------|----------------------------------------------------------|
| <b>Application Number:</b>             | Mod2022/0220                                             |
| <b>Date:</b>                           | 27/05/2022                                               |
| <b>Responsible Officer</b>             | Julie Edwards                                            |
| <b>Land to be developed (Address):</b> | Lot 109 DP 8394 , 63 Marine Parade AVALON BEACH NSW 2107 |

### Reasons for referral

This application seeks consent development on land, or within 40m of land, containing:

- All Development Applications on
- Actual or potential threatened species, populations, ecological communities, or their habitats;
- Wildlife corridors;
- Vegetation query stipulating that a Flora and Fauna Assessment is required;
- Vegetation query - X type located in both A & C Wards;

And as such, Council's Natural Environment Unit officers are required to consider the likely potential environmental impacts.

### Officer comments

Council's Biodiversity referral team have reviewed the application for consistency against the relevant planning controls, including;

- SEPP (Resilience and Hazards) 2021 - Coastal Environment Area,
- Pittwater LEP 2014 Part 7.6 Biodiversity Protection,
- Pittwater DCP Part B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor.

The application for modification to development consent N0263/14 results in a reduced scope of works and no additional impacts to the biodiversity values of the site. Conditions applied to N0263/14 remain current, specifically conditions B5, 6, 7, 8, 9, 13 and 14.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Natural Environment Conditions:

Nil.